YUKON BUREAU OF STATISTICS

Yukon Real Estate Survey
Fourth Quarter, 2015

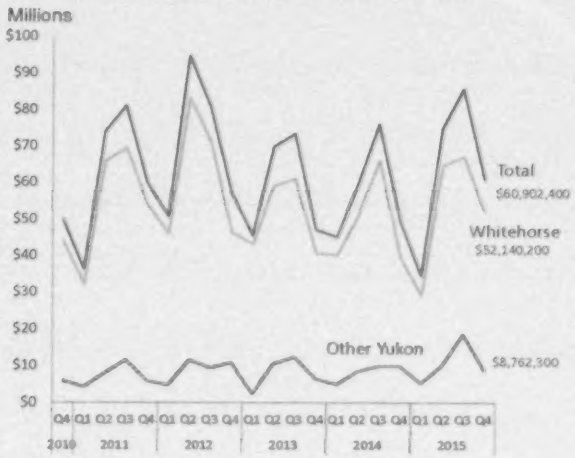
Highlights:

- In the fourth quarter of 2015, the total value of real estate transactions in Yukon was $60.9 million; $52.1 million in Whitehorse and $8.8 million for the rest of Yukon.
- The average Whitehorse house sale price was $425,400, an increase of $5,700 from the previous quarter.
- Country Residential homes had the highest average sale price at $553,900.
- The average Whitehorse condo sale price was $332,000.

Q4 Whitehorse Average Real Estate Prices at a Glance

Single detached house	$425,400
Mobile home	$247,600
Condominium	$332,000
Duplex	$321,000

Total Value of Real Estate Transactions



Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

- Comparing the fourth quarter data of 2015 to that of 2014, there was an increase in the total value of Yukon's real estate transactions. In the fourth quarter of 2015, the total value of transactions was $60.9 million compared to $49.4 million during the same period in 2014, an increase of $11.5 million, or 23.3%.

Annual Analysis

- On an **annual** basis, the value of real estate transactions totalled $255.8 million in 2015 compared to $230.0 million in 2014, an increase of $25.8 million, or 11.2%.
- There were 252 single detached house sales in Whitehorse in 2015, compared to 251 sales in 2014. The average sale price was $418,500 in 2015, an increase of $5,500, or 1.3%, from 2014 ($413,000).
- In Whitehorse, 166 condos were sold in 2015 compared to 147 in 2014. The average condo price was $311,000 in 2015, an increase of $3,900, or 1.3%, from 2014 ($307,100).
- There were 30 mobile home sales in Whitehorse in 2015 compared to 20 in 2014. The average mobile home price was $225,400 in 2015 compared to $224,100 in 2014.
- In 2015, 30 duplexes were sold in Whitehorse compared to 31 in 2014. The average duplex price was $305,600 in 2015 compared to $301,800 in 2014.

About the Yukon Real Estate Survey

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales are included.

Housing Market Information Elsewhere:

Yukon Rent Survey - survey of multi-unit apartment buildings; includes quarterly median rent and vacancy rates by community/subdivision. http://www.eco.gov.yk.ca/stats/stats_princ.html#rent

Monthly Statistical Review - contains a summary of real estate and rent surveys as well as building permit data. http://www.eco.gov.yk.ca/stats/monthlyreview.html

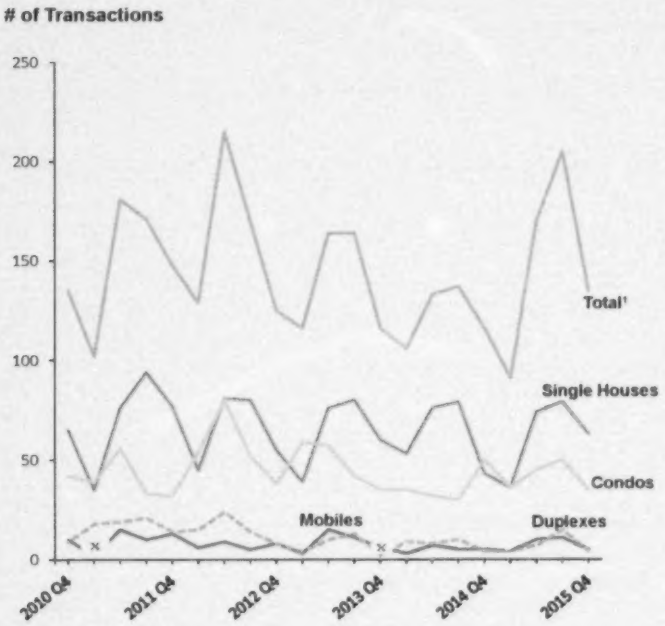
Annual Statistical Review - contains a 10-year historical summary of real estate and rent surveys as well as building permit data. http://www.eco.gov.yk.ca/stats/annualreview.html

Value and Type of Real Estate Transactions in Whitehorse

	Total[1]	Residential					Non-Residential	
		Single Detached Houses	Family Lots[2]	Mobile Homes	Condos	Duplexes[3]	Commercial Property	Industrial Property
Total Value of Real Estate Transactions					($000)			
2015 Q4	52,140.2	26,798.6	1,988.1	1,238.0	11,619.9	1,284.0	x	1,781.5
Q3	67,101.1	33,156.0	4,381.3	2,398.3	15,906.5	4,659.4	1,553.7	3,555.9
Q2	64,718.5	31,671.2	1,974.5	2,296.0	14,111.1	2,118.5	10,389.3	x
Q1	29,311.0	13,841.9	835.0	830.6	9,983.0	1,107.2	1,950.0	763.3
2014 Q4	39,541.3	16,542.9	x	1,305.4	15,515.3	1,174.0	3,407.0	1,096.6
Number of Real Estate Transactions					(number)			
2015 Q4	135	63	16	5	35	4	x	7
Q3	205	79	38	11	50	15	4	6
Q2	170	74	15	10	45	7	15	x
Q1	91	36	5	4	36	4	3	3
2014 Q4	116	43	x	5	50	4	7	6
Average Value of Real Estate Transactions					($000)			
2015 Q4	386.2	425.4	124.3	247.6	332.0	321.0	x	254.5
Q3	327.3	419.7	115.3	218.0	318.1	310.6	388.4	592.7
Q2	380.7	428.0	131.6	229.6	313.6	302.6	692.6	x
Q1	322.1	384.5	167.0	207.6	277.3	276.8	650.0	254.4
2014 Q4	340.9	384.7	x	261.1	310.3	293.5	486.7	182.8

[1] Total also includes multiple-residential sales which are generally too low to release due to confidentiality requirements.
[2] Family Lots include country residential lots. Family lots do not include the majority of lots purchased by contractors.
[3] Duplex refers to one side only.
Rows may not total due to rounding.

Number of Real Estate Transactions in Whitehorse (Q4 '10 to Q4 '15)



[1] Total also includes multi-residential, commercial and industrial transactions.

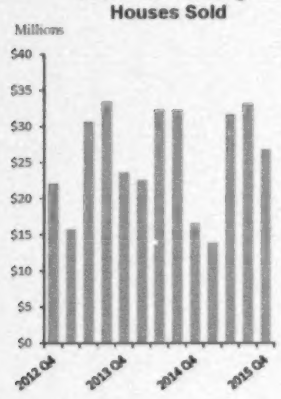
- In Whitehorse, a total of 135 real estate transactions occurred in the fourth quarter of 2015, an increase of 19 transactions compared to the fourth quarter of 2014. Over the previous five years, the fourth quarter average number of sales was 128.
- There were 63 single houses sold in the fourth quarter of 2015. This number of sales was above the average number of fourth quarter sales (60) in the previous five years.
- The number of condos sold (35) in the fourth quarter of 2015 was below the average number of fourth quarter sales (39) in the previous five years.
- In the fourth quarter of 2015, four duplexes were sold in Whitehorse. This figure was below the average number of fourth quarter sales (7) in the previous five years.
- Five mobile homes were sold in the fourth quarter of 2015, while the average number of fourth quarter sales in the previous five years was 8.

Single Detached House Sales in Whitehorse by Subdivision

		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Whistle-bend	Takhini	Other[3]
Total Value of Single Houses Sold						($000)					
2015	Q4	26,798.6	853.5	2,232.0	2,999.0	1,389.0	4,431.0	7,212.0	4,818.6	1,759.5	1,104.0
	Q3	33,156.0	1,317.5	5,378.5	5,188.4	2,088.0	5,658.9	8,052.8	2,671.4	1,686.5	1,114.0
	Q2	31,671.2	x	4,937.5	4,487.0	x	4,766.3	6,429.7	5,928.5	1,985.0	1,512.6
	Q1	13,841.9	x	1,236.5	2,196.9	1,535.5	1,835.5	3,635.3	2,354.3	x	x
2014	Q4	16,542.9	x	2,066.6	4,217.0	0.0	1,810.0	4,705.0	2,307.4	x	0.0
Number of Single Houses Sold						(number)					
2015	Q4	63	3	7	7	3	8	17	11	4	3
	Q3	79	4	14	13	4	12	19	6	4	3
	Q2	74	x	13	11	x	9	15	13	5	4
	Q1	36	x	4	6	4	4	9	6	x	x
2014	Q4	43	x	6	11	0	4	12	6	x	0
Average Price of Single Houses Sold						($000)					
2015	Q4	425.4	284.5	318.9	428.4	463.0	553.9	424.2	438.1	439.9	368.0
	Q3	419.7	329.4	384.2	399.1	522.0	471.6	423.8	445.2	421.6	371.3
	Q2	428.0	x	379.8	407.9	x	529.6	428.6	456.0	397.0	378.2
	Q1	384.5	x	309.1	366.2	383.9	458.9	403.9	392.4	x	x
2014	Q4	384.7	x	344.4	383.4	...	452.5	392.1	384.6	x	...

[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan and Ingram.
[3] Other includes house sales in Hillcrest, Crestview and Valleyview.
Rows may not total due to rounding.

Total Value of Single Houses Sold



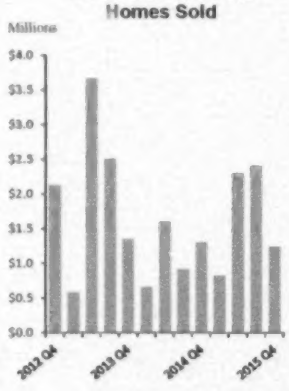
Average and Median Prices of Single Houses

- A total of 63 single houses were sold in Whitehorse in the fourth quarter of 2015 compared to 79 in the previous quarter. The average price was $425,400, an increase of $5,700, or 1.4%, compared to the previous quarter ($419,700).
- Comparing the fourth quarter of 2012 to the fourth quarter of 2015, the average price of single houses in Whitehorse increased 5.6%, while the Consumer Price Index increased 2.3% during this period. This translates into a real increase of 3.3% over the last three years (5.6%-2.3%=3.3%).
- In Whitehorse, the *median* price of single houses in the fourth quarter was $419,000, meaning the prices of half the houses were above this figure and the remaining half, below.
- The chartered bank's five year conventional mortgage rate averaged 4.64% in the fourth quarter of 2015, the same as in the previous two quarters.

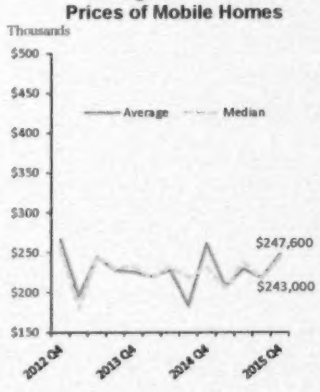
Mobile Home Sales in Whitehorse

- Five mobile homes were sold in Whitehorse in the fourth quarter of 2015 with a total transaction value of $1.2 million, averaging $247,600. The *median* price of mobile homes was $243,000.
- The highest average sale price for mobile homes was in the second quarter of 2011 when it reached $272,800. However, it should be noted that there is a fair bit of volatility in the average sale price of mobile homes due to the relatively small number of sales in any given quarter.

Total Value of Mobile Homes Sold

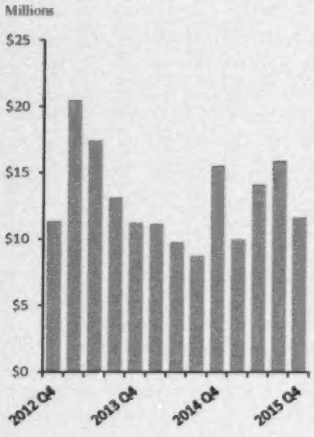


Average and Median Prices of Mobile Homes

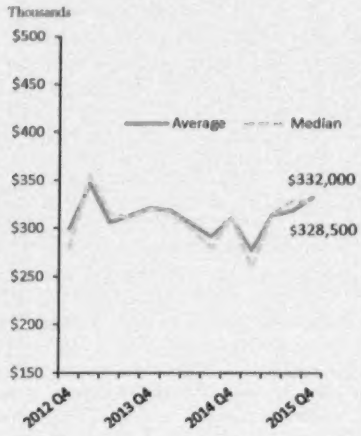


Condominium Sales in Whitehorse

Total Value of Condominiums Sold



Average and Median Prices of Condominiums



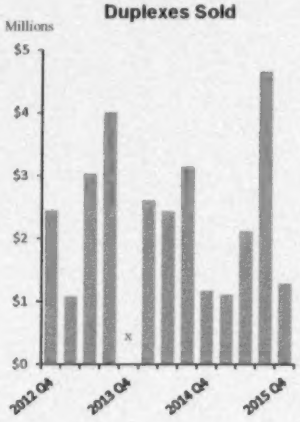
- Condo sales in the fourth quarter of 2015 totalled $11.6 million. The record-high condo sales was in the second quarter of 2012 at $24.0 million.
- There were 35 condo sales in the fourth quarter of 2015 compared to 50 sales in the previous quarter. The highest number of condo sales occurred in the second quarter of 2012 when 80 condos were sold.
- The average condo price was $332,000 in the fourth quarter of 2015, an increase of $13,900, or 4.2%, compared to the previous quarter ($318,100). The *median* condo price was $328,500 in the fourth quarter of 2015. *It should be noted that there is a fair bit of volatility in the average and median condo price on a quarterly basis. This is due in part to new condo projects being completed and therefore multiple units sold at the same or near the same value in one quarter. Depending on the selling prices of these units, this could have a significant effect on the average condo prices.*

Duplex[1] Sales in Whitehorse

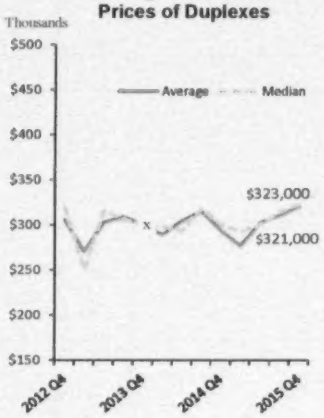
- Duplex sales in the fourth quarter of 2015 totalled $1.3 million. The record-high for duplex sales was $7.7 million, set in the second quarter of 2012.
- There were 4 duplex sales in the fourth quarter of 2015. The highest number of duplex sales occurred in the second quarter of 2012 when 24 duplexes were sold.
- The average duplex price was $321,000 in the fourth quarter of 2015 while the *median* price was $323,000.

[1] Duplex refers to one side only.

Total Value of Duplexes Sold



Average and Median Prices of Duplexes



x = suppressed for confidentiality ... = not appropriate/applicable

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